

**Eau Claire Redevelopment Authority  
Minutes  
Meeting of February 18, 2009**

City Council Chambers

7:30 a.m.

Members Present: Ted Barr, Jeff Halloin, Tom Kemp, Mike Huggins, Janine Wildenberg, Marty Green

Staff Present: Messrs. Mike Schatz, Stephen Nick, Darryl Tufte, Pat Ivory, Keith Johnathan., Ms. Wagner, and Ms. Noland

**Open Session**

Mr. Barr called the meeting to order.

**1. Minutes**

The minutes of the January 28, 2009 meeting were approved on a motion by Ms. Wildenberg, seconded by Mr. Kemp.

**2. Financials**

Ms. Wagner presented the financials. The RDA had operating expenses of \$35.00 in January of 2009. There is about \$600,000 in the capital accounts for acquisitions in the West Bank Redevelopment District. On a motion by Mr. Kemp, seconded by Mr. Green, the financials were approved.

**3. Demolition of the Former Lehman Drug Building**

Ms. Wagner shared the information on low bidders for the project. The total came to \$30,412. On a motion by Mr. Halloin, seconded by Mr. Kemp, the Board approved accepting the low bids. Ms. Wildenberg abstained. Passed 5-0.

Mr. Barr made a statement that he hates to see a building with such a nice brick facade get torn down.

**4. Mr. Gable's Request to Build a Lift/launch Structure at 28 Maple Street**

Mr. Schatz reminded this item was tabled from January. Mr. Nick passed out his memorandum. Mr. Gable did not attend the meeting. The Board reviewed the request. On a motion by Mr. Halloin, seconded by Mr. Huggins, the Board denied the request on a 5-1 vote. Mr. Kemp voted no.

**5. Phoenix Parkside Request to Change the Site Plan**

Mr. Lander made a presentation to the Board. They are proposing a third building with no retail, which was previously proposed. The building would front Wisconsin Street. Mr. Lander explained he can't get financing for commercial unless it's 50-70% pre-leased. No prospective tenants during this downturn in the economy. He feels momentum is important and would like to proceed with an all residential building. PPL is also proposing 16 garages for the 24-unit building. Mr. Lander stated that underground parking would be too expensive. The facade of the building would be three-story brick, going to two-story hardy board.

**Closed Session**

On a motion by Ms. Wildenberg, seconded by Mr. Halloin, the Board moved into closed session to discuss the Phoenix Parkside proposal.

**Open Session**

On a motion by Mr. Green, the Board moved back into open session.

**6. Public Land in West Bank Redevelopment District**

Mr. Ivory made a presentation on his mapping process for a potential bike trail along the Chippewa River in the West Bank Redevelopment District. The Board discussed the need for preserving public access.

**7. Use of CDBG Funds in the West Bank Redevelopment District**

Mr. Keith Johnathan discussed how CDBG funds are used by the Housing Authority. He will look into the possibility of the Housing Authority building some residential units in the West Bank area.

Mr. Schatz asked the Board for their recommendation on how much CDBG funds to apply for in 2009. The applications are due in early March. The Board approved applying for \$180,000 on a motion by Mr. Halloin, seconded by Ms. Wildenberg.

There being no further business, the meeting adjourned at 10:35 a.m.

  
Jeff Halloin, Secretary 